

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY

DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT

DPMC NUMBER: C0945-00
FACILITY IMPROVEMENT ASSESSMENT
ALBERT C. WAGNER YOUTH CORRECTIONAL FACILITY
CHESTERFIELD TOWNSHIP, BURLINGTON COUNTY, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM TO CONDUCT A FACILITY IMPROVEMENT ASSESSMENT OF THE ALBERT C. WAGNER YOUTH CORRECTIONAL FACILITY BUILDINGS TO IDENTIFY BUILDING DEFICIENCIES, REQUIRED BUILDING IMPROVEMENTS AND SECURITY IMPROVEMENTS TO DEVELOP A CAPITAL IMPROVEMENT PLAN. THE STUDY SHALL EVALUATE THE BUILDING ENVELOPES, HVAC, ELECTRICAL AND SECURITY SYSTEMS. BASED ON THE STUDY FINDINGS, THE CONSULTANT SHALL PREPARE A REPORT WITH RECOMMENDATIONS AND COST ESTIMATES FOR THE DEFICIENCIES AND IMPROVEMENTS IDENTIFIED.

THE ALBERT C. WAGNER YOUTH CORRECTIONAL FACILITY IS SITUATED ON 589 ACRES IN CHESTERFIELD TOWNSHIP, BURLINGTON COUNTY. APPROXIMATELY 450 ACRES ARE CULTIVATED FOR THE NEW JERSEY DEPARTMENT OF CORRECTIONS' FARM OPERATIONS PROGRAM. THE MAIN BUILDING IS A MEDIUM SECURITY FACILITY. ADJACENT TO THE MAIN FACILITY IS AN ADMINISTRATIVE CLOSE CUSTODY UNIT FOR HOUSING MAXIMUM SECURITY INMATES AND INMATES PLACED UNDER ADMINISTRATIVE SEGREGATION. THE FACILITY ALSO HOUSES A MINIMUM CUSTODY UNIT AND MAINTAINS PROGRAMS FOR MENTALHEALTH, GROUP COUNSELING, ACADEMIC AND VOCATIONAL EDUCATION.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ARCHITECTURE (DISCIPLINE CODE P001) WITH A DOLLAR RATING OF \$15 MILLION OR GREATER. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ELECTRICAL ENGINEERING (DISCIPLINE CODE P002), HVAC ENGINEERING (DISCIPLINE CODE P003), PLUMBING ENGINEERING (DISCIPLINE CODE P004), ESTIMATING/COST ANALYSIS (DISCIPLINE CODE P025), ASBESTOS DESIGN (DISCIPLINE CODE P037) AND LEAD PAINT EVALUATION (DISCIPLINE CODE P065), AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND FIVE (5) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., THURSDAY, FEBRUARY 5, 2015 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION SUPERVISOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9TH FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M., THURSDAY, FEBRUARY 5, 2015 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH A DOLLAR RATING OF \$15 MILLION OR GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN ARCHITECTURE WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF \$15 MILLION OR GREATER.

PLEASE NOTE THERE IS A MAXIMUM 40-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 40-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY THURSDAY, FEBRUARY 5, 2015. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 633-3767.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE INCLUDING OPERATING CORRECTIONS FACILITIES. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO CATHERINE.DOUGLASS@TREAS.STATE.NJ.US.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR
CONTRACTS & PROCUREMENT
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
P.O. BOX 034
TRENTON, NJ 08625-0034